



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, September 20, 2001

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

PUBLIC HEARING

- 1. Referral by the Planning Director of Administrative Use Permit Application No. 2001-0106 - Kathleen Schnepple (Applicant); Estate of Edward J. Sharon (Owner) - Request to Allow the Keeping of Livestock (Three Female Chickens) at a Single-Family Residence. The Property is Located at 27426 Mitchell Place, on the East Side of Mitchell Place between Carson Drive and Chambosse Drive**
- 2. General Plan Amendment (I) GPA 01-110-04 - Request to Amend the General Plan Designation from Industrial Corridor (IC) to Retail and Office Commercial; **Zone Change (II) ZC 01-190-07** - Request to Amend the Zoning District from Industrial (I) to Neighborhood Commercial District (CN); **Site Plan Review (III) SPR 01-130-24** - Site Plan Review for Neighborhood Shopping Center. **Ramon J. and Denilo J. Catbagan (Applicant); Sherman L. Balch (Owner)**. The Project Site is Located on the West Side of Stratford Road between Industrial Parkway West and Pacheco Way**
- 3. General Plan Amendment (I) GPA 01-110-02 - Request to Amend the General Plan Designation from Industrial Corridor (IC) to Low-Medium Density Residential (LMDR); (II)**



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

Zone Change (ZC 01-190-05) - Request to Amend the Zoning District from Industrial (I) to Planned Development (PD); **(III) Vesting Tentative Map Application Tract 7320** - Request for a 91-Lot Subdivision for Cluster Homes. **Ravi Nandwana, John Ressler & Sherman Balch for Ryland Homes (Applicant); John Ressler, et al, Balch Investment Group (Owner)**. The Project Site is Located at the Northeast Corner of Industrial Parkway West and Stratford Road

4. **Referral by the Planning Director of Site Plan Review 2001-0121 - Laura Spano for Verizon Wireless (Applicant); Hanford Hotels (Owner)** - Request to Construct, Operate and Maintain an Unstaffed, Wireless Telecommunication Facility at the Executive Inn. The Property is Located at 20777 Hesperian Boulevard, in the Airport Terminal - Commercial (AT-C) Zoning District
5. **Use Permit Application No. 2001-0105 - Phil Acton for East Bay Motorsports, Inc. (Applicant); Mahesh K. Puri (Owners)** - Request to Establish a Yamaha Recreation Vehicle Dealership and to Allow an Ancillary Parking Lot in a Residential Zone District. The Property is Located at 27156 Foothill Boulevard in the General Commercial (CG) and Medium-Density Residential (RM) Zoning District
6. **Planned Development No. 01-120-02 & Tentative Map Tract 7315 - American Housing P.M.C. (Applicant); Dinesh and Rashmi Sawhney (Owners):** Request to Subdivide a 1.0± Acre Parcel into 9 Single-Family Parcels and Change the Zoning from RS (Single-Family Residential) to PD (Planned Development) District. The Property is Located at 571 Harris Road in the Harder-Tennyson Neighborhood
7. **Zone Change/Site Plan Review Application No. 2001-0135/00-130-10 & Tentative Tract Map 7215 - Warraich Construction (Applicant/Owner):** Request to Rezone from High-Density Residential (RH) District to Planned Development (PD) District and Subdivide a 16,000± sq. ft. Parcel to Construct Six Townhouses on Separate Parcels. The Property is Located at 308 Valle Vista Avenue at the Northeast Corner of Dixon Street

ADDITIONAL MATTERS

8. Oral Report on Planning and Zoning Matters
9. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.